026.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,083,200	/	1,083,200
USE VALUE:	1,083,200	/	1,083,200
ASSESSED:	1,083,200	/	1,083,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOTOPOULOS ARTHUR/ETAL	
Owner 2:	FOTOPOULOS VASILIKI	
Owner 3:		
Street 1:	73 TROWBRIDGE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 4058 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	621,600	5,600	456,000	1,083,200
Total Card	0.115	621,600	5,600	456,000	1,083,200
Total Parcel	0.115	621,600	5,600	456,000	1,083,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.95 | /Parcel: 266.95

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	621,600	5600	5,000.	456,000	1,083,200		Year end	12/23/2021
2021	104	FV	592,300	5600	5,000.	456,000	1,053,900		Year End Roll	12/10/2020
2020	104	FV	592,300	5600	5,000.	456,000	1,053,900	1,053,900	Year End Roll	12/18/2019
2019	104	FV	436,900	5600	5,000.	484,500	927,000	927,000	Year End Roll	1/3/2019
2018	104	FV	436,900	5600	5,000.	353,400	795,900	795,900	Year End Roll	12/20/2017
2017	104	FV	404,700	5100	5,000.	307,800	717,600	717,600	Year End Roll	1/3/2017
2016	104	FV	404,700	5100	5,000.	262,200	672,000	672,000	Year End	1/4/2016
2015	104	FV	358,800	5100	5,000.	256,500	620,400	620,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELORENZO FELIC	24722-549		7/22/1994		215,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2012	484	Re-Roof	10,000					
6/7/1999	321	Alterati	19,000					28 FT SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
7/22/2017	Meas/Inspect	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
11/6/1999	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
7/10/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

17779

GIS Ref

GIS Ref

Insp Date

07/22/17

!2166!

PRINT

Date	Time
12/29/21	21:07:56

LAST REV

Date	Time
09/22/21	14:33:21

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	17779
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00187659
Const Adj.:	0.99732524
Adj $ / SQ:	179.855
Other Features:	106711
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763607
Depreciation:	142031
Depreciated Total:	621576

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

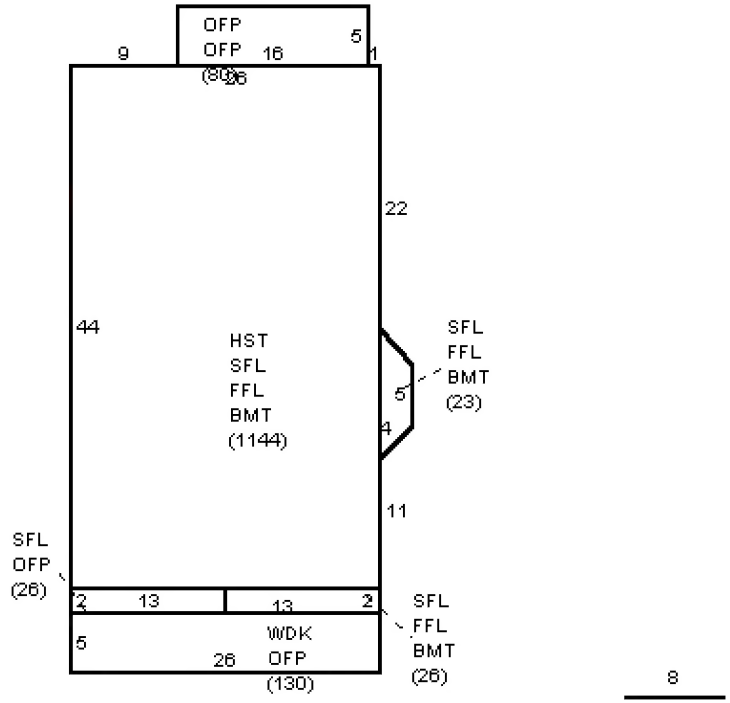
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.86
Special Features:	0	Val/Su Net:	134.46
Final Total:	621600	Val/Su SzAd	208.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,219	179.860	219,244
BMT	Basement	1,193	93.530	111,586
FFL	First Floor	1,193	179.860	214,568
HST	Half Story	572	179.860	102,877
OFP	Open Porch	316	21.660	6,846
WDK	Deck	130	13.660	1,775

Net Sketched Area:	4,623	Total:	656,896

Size Ad	2984	Gross Area	5195	FinArea	4058

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	A	AV	1915	23.38	T	40	104			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600